

**ZONING BOARD OF APPEALS MINUTES**  
**July 23, 2015**

<b>CASE #</b>	<b>ADDRESS</b>	<b>DECISION</b>	<b>RECORD OF VOTE</b>
<b>V-001-15-16:</b> To install a 4' high fence in the front yard of a House of Worship, a portion of which will be chain link.	676 Hudson Ave	<b>Approved on Condition</b>	<b>5-0-0</b>
<b>V-002-15-16:</b> To legalize an enclosed porch not meeting the front yard setback requirements and City Wide Design Guidelines	170 Leigh Ave	<b>DENIED</b>	<b>0-5-0</b>
<b>V-003-15-16:</b> To legalize the expansion of the 2 <sup>nd</sup> floor apartment into the 3 <sup>rd</sup> floor, thereby expanding a nonconforming use, and to legalize the lot coverage limitation.	20 Alliance Ave	<b>Expansion approved on condition</b>  <b>Lot coverage granted lesser relief</b>	<b>4-1-0</b>  <b>5-0-0</b>
<b>V-004-15-16:</b> To construct a new 24' x 31' detached garage that is not subordinate to the principal structure and exceeds lot coverage limitations	598 Cedarwood Terr	<b>Withdrawn by applicant</b>	<b>n/a</b>
<b>V-005-15-16:</b> To construct an addition connecting a detached garage to the principal structure thereby making it part of the principal structure which does not meet setback requirements.	165 Croyden Rd	<b>APPROVED ON CONDITION</b>	<b>5-0-0</b>
<b>V-006-15-16:</b> To construct a retail store (Family Dollar) that exceeds the maximum 6,000 square foot permitted for a principal structure.	205-217 Lyell Ave	<b>APPROVED</b>	<b>4-1-0</b>
<b>V-007-15-16:</b> To construct a retail store (Family Dollar) that exceeds the maximum 6,000 square foot permitted for a principal structure and does not meet the rear yard setback requirement.	715, 731, 737 W Main St	<b>HELD</b>	
<b>V-008-15-16:</b> To construct a grocery store (ALDI Food) not meeting certain setback, bulk and sign requirements and not meeting certain Citywide Design Guidelines.	235-245 N Winton Rd and 650 658 Blossom Rd	<b>ADJOURNED BY APPLICANT</b>	<b>n/a</b>

**Zoning Board Members Present:** D. O'Brien, J. O'Donnell, M. Tilton, R. Khaleel, E. Van Dusen (D. Carr absent)

**DISTRIBUTION:**

L. Warren	B. Muhammed	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

**CONDITIONS:**

**V-001-15-16 (676 Hudson Ave)**

The chain link fence must be black vinyl clad to match the black metal picket fence along the street frontage

**V-003-15-16 (20 Alliance Ave)**

- 1) The 3<sup>rd</sup> floor bathroom must be removed and the space incorporated into living space
- 2) Asphalt beyond 20' in width from the side of the garage and the rear yard area beyond the rear wall line of the garage and that area restored to grass.

**V-005-15-16 (165 Croyden Rd)**

Only a single direction step permitted and patio rail to be decorative, both of which are subject to approval of the Director of Zoning.